

# **VIKING MEADOWS PUD AMENDMENT**

PRESENTATION TO WESTFIELD PLAN COMMISSION  
AUGUST 5<sup>TH</sup>, 2013

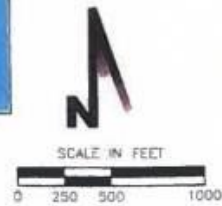
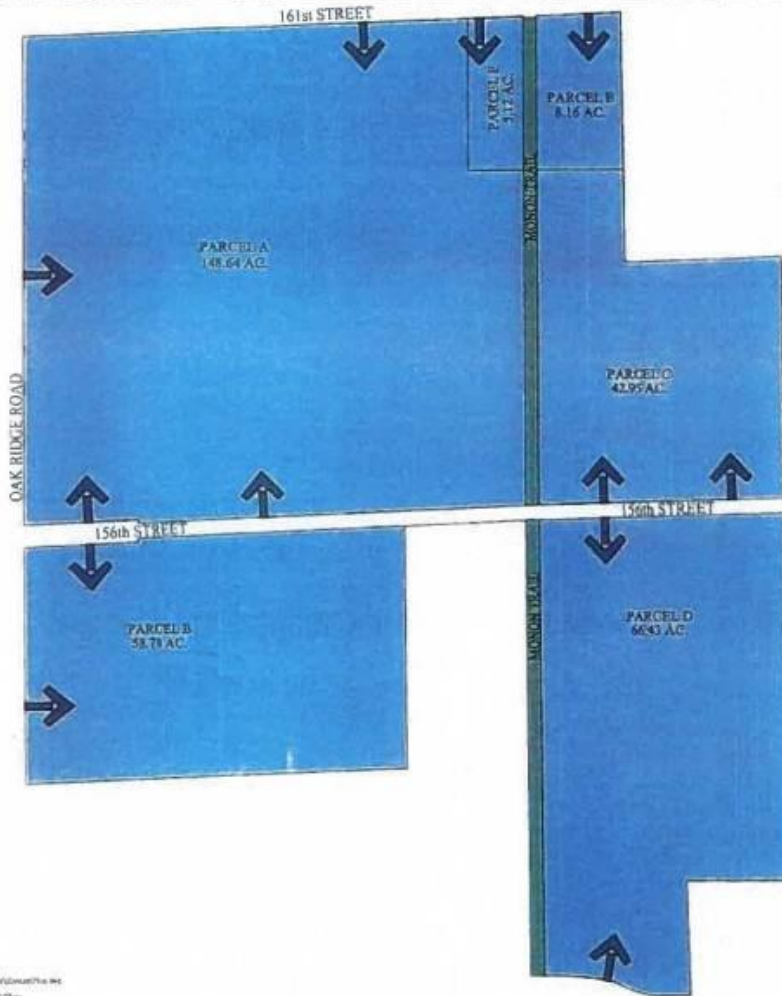


## VIKING MEADOWS CONCEPT PLAN

### LEGEND

➔ = APPROXIMATE LOCATION OF ACCESS POINTS

RESIDENTIAL/ LOCAL BUSINESS DENSITY = 1.49 LOTS/ACRE  
OR  
RESIDENTIAL/ MULTIFAMILY DENSITY = 1.83 LOTS/ACRE



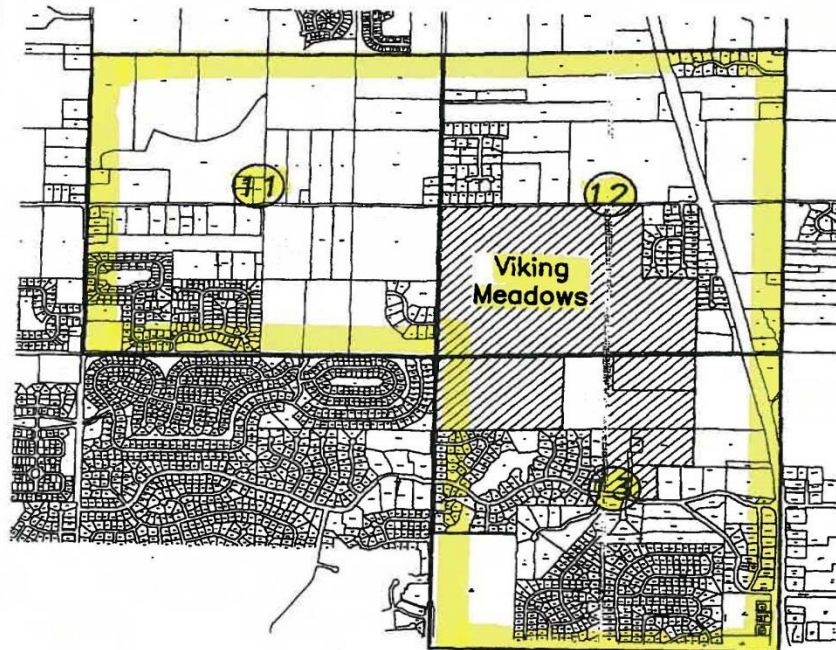
**PRECEDENT**  
RESIDENTIAL DEVELOPMENT, LLC

**WEIHE ENGINEERS, INC.**



1994, D-000994  
 1994, D-000995  
 1994, D-000996  
 1994, D-000997

**EXHIBIT "B"**  
**ADDITIONAL PROPERTY**



Description:  
All lands situated in Sections 11, 12 and 13, Township 18  
North, Range 3 East of the Second Principal Meridian,  
Hamilton County, Indiana.

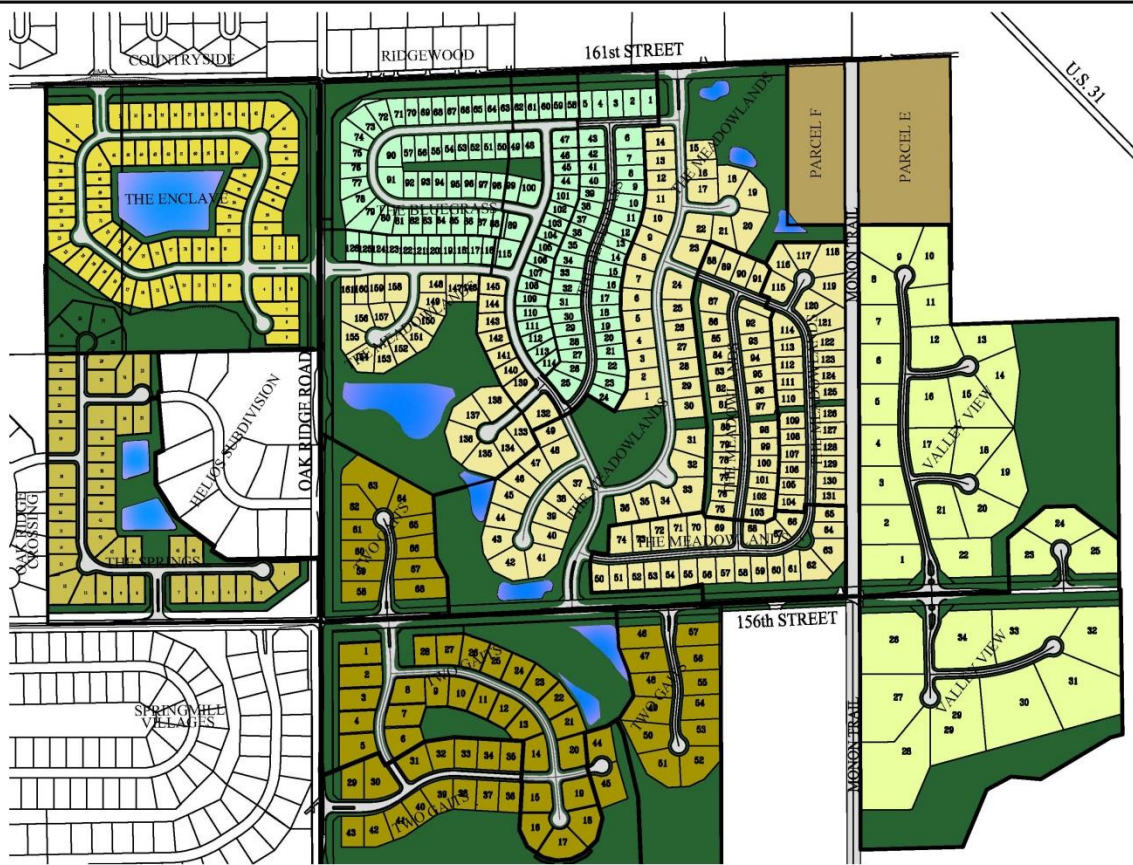


SCALE: 1"=1,800'

WEIHE ENGINEERS, INC.  
May 26, 2006  
Exhibit B.dwg

**Additional Property that may be Annexed into Viking Meadows HOA**

LOCATION: H:\2012\W120488\Engineering\Drawings\resale\resale\20130718 - Color Exhibit\20130510 - Overall Viking Meadows exhibit.dwg  
 DATE/TIME: July 18, 2013 - 4:02pm  
 PLOTTED BY: zdesam



LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span>	Parcel A = Blue Grass
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>	Parcel A = Meadowlands
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span>	Parcel A = Two Gaits
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span>	Parcel B = Two Gaits
<span style="display:inline-block; width:15px; height:15px; background-color:lightyellow; border:1px solid black;"></span>	Parcel C = Valley View
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span>	Parcel D = Valley View
<span style="display:inline-block; width:15px; height:15px; background-color:lightbrown; border:1px solid black;"></span>	Parcel E = UNDEVELOPED
<span style="display:inline-block; width:15px; height:15px; background-color:lightbrown; border:1px solid black;"></span>	Parcel F = UNDEVELOPED
<span style="display:inline-block; width:15px; height:15px; background-color:lightbrown; border:1px solid black;"></span>	Parcel G = The Enclave
<span style="display:inline-block; width:15px; height:15px; background-color:lightbrown; border:1px solid black;"></span>	Parcel H = The Springs



## THE SPRINGS AT VIKING MEADOWS

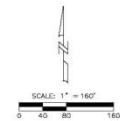


### LEGEND

- Parcel B = The Springs
- = Common Area
- = Existing Parcels
- = Proposed Pond

### SITE DATA

Lots: 46  
 Min. Lot Size: 80' wide x 140' deep  
 Pond Area: 1.3 AC. ±  
 Play Ground Area: 0.4 AC. ±  
 Total Common Area: 6.75 AC. ± (including Play Ground & Pond)



Date: July 24, 2013

## **Viking Meadows - Unit Analysis**

### **Initial Precedent Plan**

**8/5/2013**

<b>Single Family Units (Parcels A-D)</b>	<b>472</b>
<b>MF Units (Parcels E&amp;F)</b>	<b><u>133</u></b>
<b>Total Units</b>	<b>605</b>
<b>Add: units from "Annexed Areas"</b>	
<b>Pickett with current zoning</b>	<b>144</b>
<b>Helios with current zoning</b>	<b><u>9</u></b>
<b>Total Community unit count</b>	<b><u>758</u></b>

## **Viking Meadows - Unit Analysis**

### **Initial Pulte Homes Plan**

**May 2013**

<b>Single Family Units (Parcels A&amp;B)</b>	<b>396</b>
<b>Single Family Units (Parcels C&amp;D)</b>	<b>34</b>
<b>MF Units (Parcels E&amp;F)</b>	<b>133</b>
<b>Pickett Property</b>	<b>81</b>
<b>Helios Property</b>	<b>46</b>
	<hr/>
<b>Total Units</b>	<b>690</b>

## **Viking Meadows - Unit Analysis**

**REVISED - Pulte Homes Plan (Owned/Optioned By Pulte)**

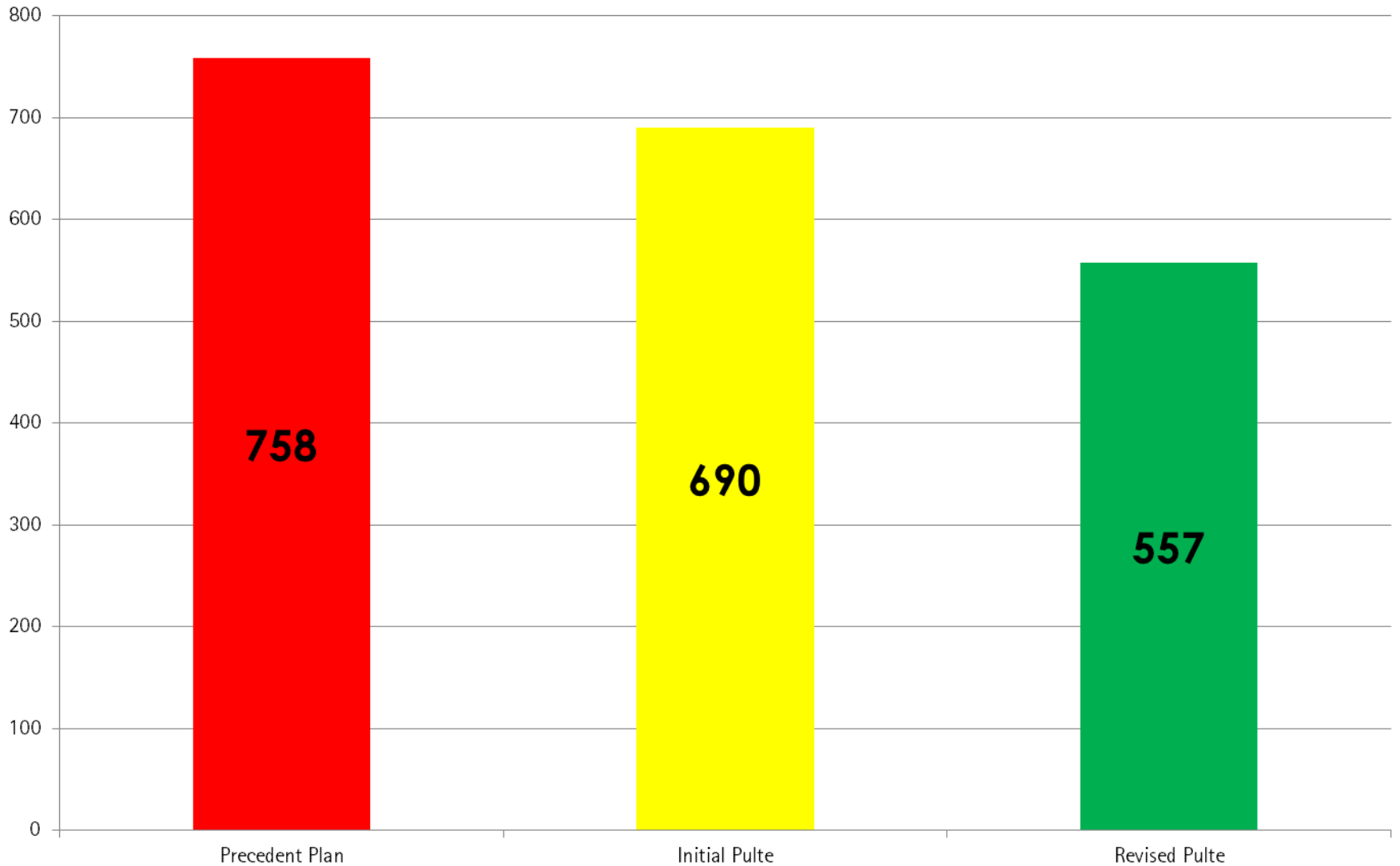
**8/5/2013**

<b>Single Family Units (Parcels A&amp;B)</b>	<b>396</b>
<b>Single Family Units (Parcels C&amp;D)</b>	<b>34</b>
<b>MF Units (Parcels E&amp;F)</b>	<b>0</b>
<b>Pickett Property</b>	<b>81</b>
<b>Helios Property</b>	<b><u>46</u></b>
<b>Total Units</b>	<b>557</b>



# VIKING MEADOWS – Zoning Analysis (Units)

■ Precedent Plan   ■ Initial Pulte   ■ Revised Pulte



## **Summary of updated Pulte proposal:**

- \* Total unit count will be less than originally contemplated under the Precedent Plan without Annexed Areas included
- \* Parcels E&F Multifamily units are now not part of Viking Meadows Amenities Area. Only single family homes.
- \* Additional Annexation of land beyond Pickett and Helios properties is prohibited. Final size of Viking Meadows and related use of name has been established.
- \* Pocket park and playground added in Helios (Springs Area).
- \* Cul-de-sac added in Helios (Springs Area)
- \* Perimeter landscaping, monumentation, and fencing will be same as existing Viking Meadows.
- \* Positive Annual Budget impact to Viking Meadows HOA of \$40,000 per year.